

Applicant	435 Bayshore, LLC		
Request	Site Plan Level III/Parking Reduction		
Location	1501 SE 17 Street		
Legal Description	Portion of Block 6, Herzfeld’s Addition to Lauderdale Harbors, P.B. 35, P. 22		
Property Size	0.85 acres or 37,159 s.f.		
Zoning	B-1		
Existing Land Use	Restaurant		
Future Land Use Designation	Commercial		
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Commercial Uses, Permitted Uses		
Other Required Approvals	30-day waiting period for City Commission Request for Review; Final DRC sign off		
Applicable ULDR Sections	Sec. 47-25.2, Adequacy Requirements; Sec. 47-20.3.A.5, Parking Reduction Criteria		
Setbacks/Yards	Required	Proposed	
	Front (South)	20’ Interdistrict Corridor	99’6”
	Rear (North)	5’	72’
	Corner (West)	5’	5’
	Side (East)	0’	0’
Lot Density	N/A	N/A	
Lot Size	None	0.85 acres	
Lot Width	None	149’6”	
Building Height	150’ Maximum	20’: Typical Bay 36’6”: Tower Element	
Structure Length	No Maximum	141.2’	
Floor Area Ratio	No Maximum	0.24	
VUA Landscaping	20% of VUA = 3810 s.f.	34% or 6,421 s.f.	
Landscaping Lot Coverage	Interior and Perimeter 1,410 s.f. and 5’ min., 10’ average	1,550 s.f. and Perimeter meets requirements	
Open Space	N/A	N/A	
Parking	52 spaces	47 spaces (parking reduction requested)	
Notification Requirements	Sign notice required 15 days prior to meeting.		
Action Required	Approve, Approve with conditions or Deny the application		
Project Planner	Name and Title	Initials	
	Angela Csinsi, Planner II		
	Chris Barton, AICP, RLA, Principal Planner		
	Marc LaFerrier, AICP, Planning and Zoning Director		

Request:

This is a request for a parking reduction for a retail plaza proposed at 1501 SE 17 Street. The site is located on the northeast corner of SE 17 Street and SE 15 Avenue.

Property/Project Description:

Currently, the 0.85 acre site is occupied by an Arby's Restaurant. It is surrounded by commercial zoning and commercial uses on three sides (north, west and east). To the south across SE 17 Street is a hotel and an office. To the east is a bank and to the north is a vacant lot. The applicant proposes to demolish the existing building and construct a 8,982 s.f. commercial building. There will be 6,382 s.f. for retail and 2,600 s.f. for an ice cream and coffee shop.

This application was reviewed at the April 13, 2004 Development Review Committee (DRC) meeting and all comments have been addressed.

Parking and Traffic:

A traffic impact study was not required for this site, as it will produce fewer than 1,000 daily trips.

The applicant is requesting a parking reduction of 5 spaces or 9.6% of the required 52 parking spaces. The City requires one (1) space for every 250 s.f. of retail use which would be 26 spaces plus one (1) space for every 100 s.f. of restaurant use which is also 26 spaces for a total of 52 parking spaces.

The applicant must demonstrate that the criteria in ULDR Sec. 47-20.3.A.5, General Parking Reduction are satisfied. The applicant has submitted a report which states that Sec. 47-20.3.A.5.d and e have been met. These criteria are:

- d. If the application is based on two (2) or more different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours;*
- e. If the application is based on two (2) or more different users sharing the same parking spaces at the same time because one use derives a portion of its customers as walk-in traffic from the other use, that the two (2) or more uses will share the same users*

The applicant has used the Shared Parking Methodology from the Urban Land Institute (ULI) to demonstrate that the proposed uses will peak at different hours and will therefore not require the standard number of spaces required by the City. In addition, the applicant conducted pedestrian surveys of the area and determined potential reductions in the demand for parking. The Parking Reduction Report was reviewed by Tim Welch, P.E., Engineering Design Manager and his analysis is attached as **Exhibit 1**.

Adequacy and Neighborhood Compatibility:

This proposal is required to meet Sec. 47-25.2, Adequacy Requirements, as follows:

- A. **Applicability.** Table 1 of ULDR Sec. 47-24.1 shows that Adequacy requirements apply to this application.
- B. **Communications network.** DRC comment from Gary Gray, Information Systems states: "No apparent interference will result from this plan at this time".
- C. **Drainage facilities.** Applicant will satisfy City engineering standards

- D. **Environmentally sensitive lands.** No environmentally sensitive lands are impacted.
- E. **Fire protection.** Applicant has satisfied DRC comments of Al Weber, Fire Prevention Engineer.
- F. **Parks and open space.** Park impact fee is not applicable, as site does not require platting. Open space is not required.
- G. **Police protection.** Applicant has satisfied DRC comments of Detective Gary Gorman.
- H. **Potable water.** Applicant will satisfy City engineering standards.
- I. **Sanitary sewer.** Applicant will satisfy City engineering standards.
- J. **Schools.** Not applicable as site is not increasing density and replatting is not required.
- K. **Solid waste.** Dumpster will comply with City standards.
- L. **Storm water.** Adequate facilities will be provided.
- M. **Transportation facilities.** Applicant has satisfied Tim Welch, Engineering Design Manager's DRC comments.
- N. **Wastewater.** Adequate facilities will be provided
- O. **Trash management requirements.** Not applicable to residential uses.
- P. **Historic and archaeological resources.** N/A
- Q. **Hurricane evacuation.** The proposed development does not impair the acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity.

Comprehensive Plan Consistency:

The proposed uses are consistent with the Future Land Use Element of the Comprehensive Plan. Specifically, it is consistent with the Permitted Uses, Commercial Uses section (retail uses are listed as a permitted use).

Staff Determination:

The applicant has complied with the Adequacy Requirements and has satisfied the Parking Reduction criteria. It is for the Board to approve, approve with conditions, or deny the parking reduction application. According to ULDR Sec. 47-20.3.A.6: "Conditions may be required on the site where the parking facility is to be located and the site which the parking facility is intended to serve, if such conditions are necessary to preserve the character and integrity of the neighborhood affected by the proposed reduction and mitigate any adverse impacts which arise in connection with the approval of a parking reduction."

Planning and Zoning Board Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

Should the Board approve this request, the following conditions are recommended:

1. The parking reduction order shall only take effect upon the recordation of the order in the public records of Broward County at the expense of the applicant and filed with the department by applicant.
2. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant